



Old Forge Cottage, High Street
Lyminge, Folkestone, CT18 8EL
£650,000 No Chain

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Old Forge Cottage

High Street, Lyminge, Folkestone

Charming, detached village house with wrap around gardens including garage and parking in the popular village of Lyminge. No Chain.

Situation

Situated on a corner plot in the heart of Lyminge, a bustling and popular village offering a wide range of local amenities including post office and two general stores, hairdressers and barber, popular tea rooms, Chinese restaurant with takeaway, public house, two doctors' surgeries, church, pharmacy and sought-after pre-school and primary school. There is also an active community hall, sports field, bowls club and library. Bus services run through the centre of the village, providing easy access to the south, to the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast, and to the north to the University and cathedral city of Canterbury. These all offer an excellent range of shopping, recreational and educational facilities, including top ranking Grammar and Independent Schools, together with high-speed main line train services to London St. Pancras. A little further afield will be found the expanding business centre of Ashford, from where the capital may be reached in some 37 minutes.

The Property

This attractive detached village house occupies a corner plot in a highly sought-after location in Lyminge. A neat pathway leads to the front door, opening into a welcoming entrance hall. The sitting room features a multi-fuel stove that provides a cosy and inviting space for family life. There is a large, fitted kitchen/breakfast room includes a freestanding cooker with induction hob, dishwasher, tumble dryer, and plumbing/space for a washing machine and fridge freezer, allowing ample space for a breakfast table. Off the kitchen, a spacious dining room with French doors to the garden offers flexibility as a family room or formal dining space. Completing the ground floor is a cloakroom/wc. Upstairs, four bedrooms include a double aspect master bedroom with en-suite shower room while the second bedroom has a good range of wardrobes, two further bedrooms and a family bathroom with shower over complete the first-floor accommodation. Old Forge has recently

had some rooms redecorated along with new carpets creating an interior that is light, airy, and ready to move into.

Outside

The gardens extend around the property on all sides, creating a private and charming cottage-style environment. Paved patios and dwarf walls lead to lawns bordered by shaped beds, specimen trees, and an array of plants and shrubs, creating pockets of interest throughout. The side garden provides an area of lawn plus a useful greenhouse and garden shed. The garage is positioned at the side and has an up-and-over door to the front plus a door to the side garden with driveway parking to the front. This versatile outdoor space is ideal for relaxing, entertaining, and enjoying the surrounding greenery from every angle.

Services

All main services are connected.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E

Agents Note

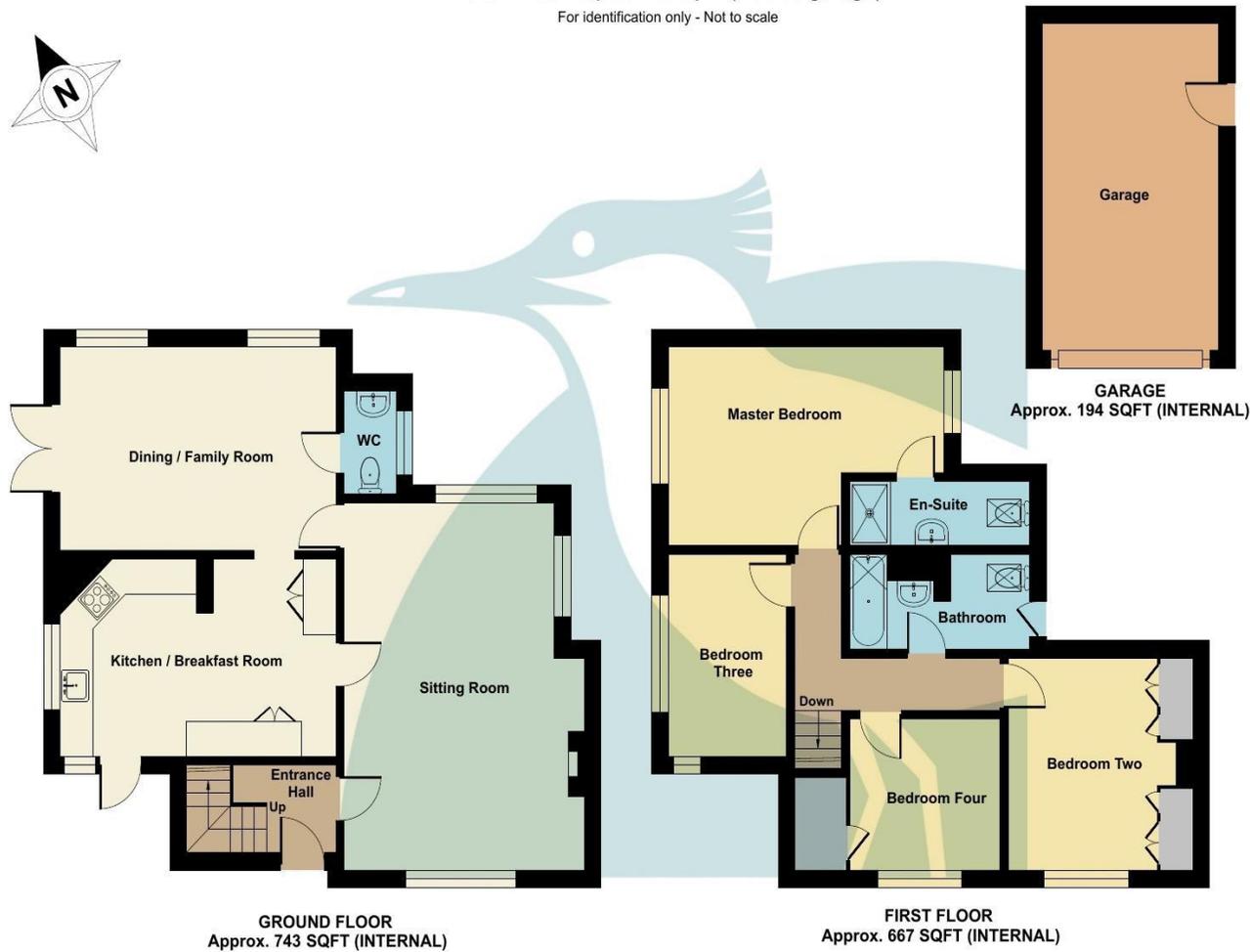
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Total = 1604 sq ft / 149 sq m (include garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Colebrook Sturrock 2014 Limited. REF: 1403854

Entrance Hall

Kitchen/Breakfast Room

16' 6" x 11' 1" (5.03m x 3.38m)

Sitting Room

20' 8" x 14' 5" (6.29m x 4.39m)

Dining/Family Room

16' 9" x 11' 3" (5.10m x 3.43m)

Master Bedroom

16' 8" x 11' 4" (5.08m x 3.45m)

En-suite

10' 8" x 3' 7" (3.25m x 1.09m)

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom Three

10' 11" x 7' 1" (3.32m x 2.16m)

Bedroom Four

9' 2" x 8' 6" (2.79m x 2.59m)

Bathroom

10' 6" x 5' 9" (3.20m x 1.75m)

Garage

18' 4" x 10' 7" (5.58m x 3.22m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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